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HOP Passage

1143 Budapest, Hungária krt. 126-132.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/247-hop-passage>

Leading from Gizella utca to the calm, green park inside the complex, a two-storey high passage entrance will give the building a unique look – and its name. The covered lounge space will function as a special meeting point and a unique entrance to HOP Passage. In addition, the inner side of the building will have an all-glass facade, and the facade facing the street will have tall windows with shades on the inside, so there will be plenty of natural light in the interior.

The new complex will have 2 receptions on the ground floor, which will allow for an arrangement with several tenants, with separate entrances for the companies. Two lift cores will have a total of 6 passenger lifts, fire-fighting lifts and lifts with access to the parking levels. The 3-level underground parking garage will have 20 electric vehicle charging stations and changing rooms with showers for those riding a bike to work.



| Data | | | |
|-----------------|--------------|--------------------|--------------------|
| Location | Central Pest | Status | Under construction |
| Completion year | 2024 / Q1 | Refurbishment year | |
| Category | A | Number of floors | 5 |

| Rental fees/prices | | | |
|--------------------|-------------------------|-----------------------|-------------|
| Office | 16 €/m²/mo - 17 €/m²/mo | Office Service Charge | 4.5 €/m²/mo |
| Parking rent | 70 €/m²/mo - 70 €/m²/mo | Min. term of lease | 5 |

| Areas | | | |
|--------------------------|--------------------|-------------------------|------|
| Available GLA | 13585 m² | Number of parking lots | |
| Gross Leasable Are (GLA) | 32000.00 m² | Common Area Share (CAR) | 6.14 |
| Office | 1218 m² - 13585 m² | | |

| Details of the property | |
|-------------------------|----------------------------------------------------------------------|
| Access | Bus: 7, 7E, 108E, 8E, 133E, 110, 112 Tram: 1 Trolleybus:74, 75 |
| Green certificate | BREEAM Excellent |

| Technical specification | Amenities |
|-------------------------|-----------|
|-------------------------|-----------|

Bicycle racks, Changing Rooms, Elevators,

Inner garden, Reception service, Visitor parking, Fitness/gym, In-house restaurant, In-house café, Terrace, Conference room for rent, E-car charger,

| Available units | | | | | | |
|-----------------|------------------|-----------|---------|---------|-------------------------|----------------------|
| Name | Type of disposal | Unit type | Floor | Size | Rent | Availability |
| Unit 1 | To let | Office | Floor 0 | 1218 m² | 16 €/m²/mo - 17 €/m²/mo | Előbérlet + 24 hónap |
| Unit 2 | To let | Office | Floor 1 | 1969 m² | 16 €/m²/mo - 17 €/m²/mo | Előbérlet + 24 hónap |
| Unit 3 | To let | Office | Floor 2 | 2888 m² | 16 €/m²/mo - 17 €/m²/mo | Előbérlet + 24 hónap |
| Unit 4 | To let | Office | Floor 3 | 2887 m² | 16 €/m²/mo - 17 €/m²/mo | Előbérlet + 24 hónap |
| Unit 5 | To let | Office | Floor 4 | 2891 m² | 16 €/m²/mo - 17 €/m²/mo | Előbérlet + 24 hónap |
| Unit 6 | To let | Office | Floor 5 | 1732 m² | 16 €/m²/mo - 17 €/m²/mo | Előbérlet + 24 hónap |

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